

Weare Economic Development Committee Minutes - March 21, 2006

The meeting opened at 7:05pm

Present: Cheryl Elliott, Heleen Kurk, George Malette, Alice Morris, Art Siciliano, Jim Thompson

The February minutes were approved.

WEDC supported zoning amendments all passed. Questions for the Planning Board:

1. Would the PB like WEDC to provide more details on buffer zones, vegetation types, decibel levels?
2. Does the enforcement officer know what to look for in buffer strips?
3. Is WEDC invited to commercial site reviews?
4. Can WEDC get commercial site plans?

WEDC will compose a letter on these topics to send to the PB for discussion.

TIF discussion. Elliott handed out information on TIFs Title XII chapter 162-K. and grants Title XII chapter 162-L along with a sheet on steps to follow in order to establish a TIF district. She also summarized her conversation with the Hooksett officer involved in their TIF. Some of the highlights: The town treasurer, financial experts and legal council should all be involved from the beginning. The town needs to identify infrastructure needed in proposed special purpose district. The town needs to vote on RSA for the 162-K TIF. Some tax money from development goes to pay off bond for infrastructure. Goffstown had a TIF

consultant (seek a grant to pay for consultant). It's a long process. Thompson indicated that one reason businesses are reluctant to locate in

Weare is the lack of municipal water and sewer. The committee needs to study the handouts and further discuss if TIF districts would be useful

Thompson gave a list of 7 commercial sites for sale.

WEDC looked at the goals & activities for 2006 as relates to the implementation of Master Plan recommendations:

1. Enhance & connect the villages
2. Formulate an integrated town center plan
3. Mt. William property expansion
4. Create a planned business/office park.

The question was raised as to whether a TIF could be of use here, what properties are available in this area, and what kind of businesses would

be appropriate for Weare.

A fifth activity was suggested: a listing of land for future industrial and commercial use.

Along with the 3 existing activities and research for this year

1. TIF tax increment financing
2. Community Block Development Grants
3. Performance zoning

Malette suggested other activities to enhance the zoning ordinances

4. Commercial/Industrial lighting ordinance (lighting on signs, approved

fixtures and shielding, window for meeting new standards)

5. Temporary sign ordinance (form, cost??)

6. Architectural standards for industrial and commercial properties

7. Noise ordinance

8. Index of industrial and commercial properties

Siciliano handed out a list of businesses and locations. These should be

put on the tax map for reference.

The next meeting will be April 18, 2006.

The meeting adjourned at 8:50 pm.

Respectfully submitted,

Alice Morris, secretary